

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

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3976

We, **DAVID M. BOURASSA** and **KATHLEEN M. BOURASSA** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **RONALD J. ROMERO** and **MELANIE A. ROMERO** of Fairfield, County of Somerset and State of Maine, and whose mailing address is 1 Newhall Street, Apt. 6, Fairfield, Maine 04937, with Warranty Covenants, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin in the southerly line of Western Avenue and at the northwest corner of land of the Webb Place, formerly of D. S. Berry; thence southerly in the westerly line of said Webb Place 150 feet to an iron pipe; thence westerly and parallel with the southerly line of Western Avenue 65 feet to an iron pipe; thence northerly and parallel to the westerly line of the Webb Place 150 feet to an iron pipe in the southerly line of Western Avenue; thence easterly in the southerly line of Western Avenue 65 feet to the point of beginning.

Being the same premises conveyed to Ella Webb Dyer by three deeds, to wit: deed of Alden, et al. dated September 20, 1938, and recorded in the Kennebec County Registry of Deeds in Book 750, Page 191; deed of Blanche S. Alden, trustee under the will of Frank W. Alden, dated September 20, 1938, and recorded in the Kennebec County Registry of Deeds in Book 749, Page 141; and deed of Florence L. Alden, guardian of Ellen W. Alden, minor, dated November 16, 1938, and recorded in the Kennebec County Registry of Deeds in Book 749, Page 143.

Reference is made to all of the above deeds especially as to the restrictions and this conveyance is made upon the express condition that no building other than a private dwelling house with garage not exceeding two car capacity, said dwelling house and garage when fully completed to cost not less than three thousand and 00/100 dollars (\$3,000.00) shall be erected upon the above-described premises, and that said buildings shall set at least twenty (20) feet from the street line and at least five (5) feet from the westerly and southerly boundary of said lot.

Also another certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin which marks the northeasterly corner of land formerly of Frederick D. Jacques, Sr. and Dora G. Jacques and which iron pin is believed to mark the southeasterly corner of the above described parcel; thence proceeding in a general southerly direction a distance of 33 feet, more or less, in an extension of the easterly border of the above described parcel to another iron pin set in the ground, which iron pin marks the southeasterly corner of land of Jacques; thence proceeding in a general westerly direction for a distance of 65 feet, more or less, to another iron pin set in the ground; thence proceeding in a general northerly direction to another pin set in the ground, which iron pin marks the southwesterly corner of the above described parcel as it intersects the southeasterly corner of the land of Perreault; thence proceeding in a general easterly direction by and along the southerly border of the above described parcel to the point of beginning.

Meaning and intending to convey a portion of land which will extend in a general southerly direction to the easterly and westerly borders of the above described parcel to those lots which abut Francis Street.

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Being the same premised conveyed to David M. Bourassa and Kathleen M. Bourassa by Warranty Deed from Douglas E. Reinhardt and Martha H. Reinhardt dated October 22, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3044, Page 326.

WITNESS our hands and seals this 22nd day of May, 1998.

Signed, Sealed and Delivered
in the presence of:

Stephen F. Dubord
Stephen F. Dubord
Stephen F. Dubord
Stephen F. Dubord

David M. Bourassa
David M. Bourassa
Kathleen M. Bourassa
Kathleen M. Bourassa

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 22, 1998

Then personally appeared the above named **DAVID M. BOURASSA** and **KATHLEEN M. BOURASSA** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Print Name _____
My Commission Expires _____

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001



RECEIVED KENNEBEC SS.

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ATTEST: *Harold Reed*
REGISTER OF DEEDS